



5502 Sunol Blvd. Pleasanton, CA 94566 (925) 425-9852



Retail & Office



Offices Available



Office Interior



janicephalen

FOR LEASE

20910 Redwood Road Castro Valley, CA 94546

Retail & Office space Available Redwood Market Center*

- Suite B: **\$540**/month, 360 sf
- Suite D: **\$528**/month, 352 sf
- Suite G: **\$794**/month, 529 sf
- Suite H: **\$503**/month, 335 sf
- Suite G & H may be combined
- New Carpet & Paint!
- Comcast Available!
- *Coming soon*: 20914 former hair & nail salon 885 sf
- *Coming soon*: 20912-B 1,500 sf
- Rate is exclusive of interior Janitorial, PG&E, Comcast
- ADT (2004—last survey) 31,620

Central Castro Valley!

(* name pending for approval)

All sf approximate and not verified

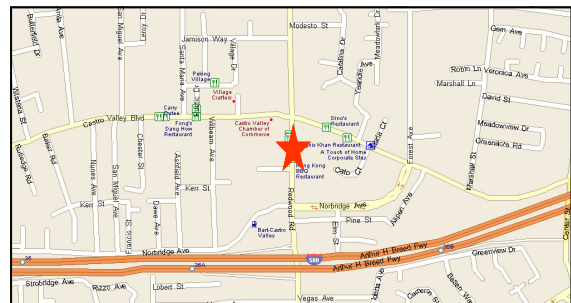
Special disclosures about property history

All Square feet, approximate and unverified

Location Information

Located right off the freeway exit at Redwood Road in Castro Valley. Close to BART station! Private offices available, all with separate entrance. Chinese Restaurant, European Bakery, hair salon (available), administrative offices and other uses allowed. Walking distance to bus line servicing BART and local routes. Signage plan being developed. New carpet and signage. Offices perfect for CPA, engineer, insurance, consultant offices. Close to Safeway and Castro Valley Blvd. Call to tour!

Disclosures available about property: Past history; ownership; future direction (see page 2).



Contact Information

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Property Disclosures & Information

Current Tenants:

- Hong Kong BBQ (since 2003)
- European Deli & Market (since 2004)
- CV Administrative Services (since 1993)
- Esteems Hair Care (since 1995)

The property is being managed under court appointed conservator as of December 2010. Improvements to the property since December 2010:

- Security guard is on premises 5 days per week, on a varied schedule since August 2011.
- Parking area lights are on from dusk to dawn (varied hours by time of year)
- Vacant offices have been painted, carpet cleaned or replaced.
- General property clean-up
- Building signage plan has begun.

At the time the conservator was appointed, the shopping center was experiencing the following:

- Homeless activity resulting in crime and drug use on the property.
- According to other tenants and public information, a shooting in the Hydroponics business in June of 2009 at 20910 Redwood Road and the owner later passed away.
- Storage of stolen property located at 20912-B. This area is scheduled to be cleaned up and restored to shell condition and placed on the market for lease in January 2012.
- Encampment of homeless people in vacant offices and retail spaces throughout the buildings. Offices have been cleaned and painted. First floor has new carpet in each office. These are available for rent December 2011.
- Poor property management has left the roof, siding, and other areas in disrepair. As of December 2011, bids have been requested for a new roof.

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20910 Redwood Road: Month-to-Month available. Restrooms are not for public use.

20912-B: Retail, may be restaurant space.

20914: Retail space, former nail and hair salon.

Castro Valley: Unincorporated in Alameda County. Alameda County Sheriff is law enforcement agency. Alameda County Sheriff substation phone is 510-667-7721.

Zoning: Use Code: 3900. Miscellaneous improved commercial.

Disclosures will be in the Leases.